

REVISED MINUTES
CITY COUNCIL MEETING
APRIL 2, 2019

The Jackson, Tennessee, City Council met for their regular monthly meeting on Tuesday, April 2, 2019, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Jerry Gist and Councilmembers Charles “Pepper” Bray; Ernest Brooks II; Harvey Buchanan; David Cisco; Johnny Dodd; Vicky Foote; Ross Priddy; Charles Rahm; and Randy Wallace present. Also present was Anita Brooks, recorder of the minutes.

Councilmember Ross Priddy gave the invocation and led the audience in the Pledge of Allegiance to the Flag.

The minutes of the March 5, 2019, meeting were approved and signed.

Mayor Gist extended an invitation for public comment to anyone present who wished to express comments related to any new business item on the meeting agenda.

Mayor Gist made the following special presentations:

Proclamations:

- Equal Pay Day proclamation to Jacque Hillman of Jackson Area Business and Professional Women;
- Sexual Assault Awareness Month proclamation to Mara White of the Women’s Resource and Rape Assistance Program;
- Child Abuse Prevention Awareness Month proclamation to Sherry Cole of the Exchange Club Carl Perkins Center for the Prevention of Child Abuse;
and
- National Public Safety Telecommunicator’s Week proclamation to LaNonda Jernigan.

Mayor’s Commendations & Lapel Pins:

- Lane College Lady Dragons in honor of their winning the 2019 Southern Intercollegiate Athletic Association Women's Basketball Championship in Birmingham, Alabama.

Monte Jones, Chairman of the Jackson Arts Council Board of Directors, recognized Arts Council Board Members and Arts Coalition members and expressed appreciation to Mayor Gist and the City Council for the City's continued support of the Arts. Melinda Hearn Reid, executive director of the Jackson Arts Council, gave a summary of how City funding has impacted the Arts Council by way of grants in the Jackson-Madison County community. Mayor Gist expressed appreciation to Ms. Reid and the Jackson Arts Council Board of Directors for what they do for Jackson and Madison County.

Chris Alexander of Healthy Community, LLC, Master Developer for Community Redevelopment Agency (CRA) District 1, stated that their goal is to remove slum and blight from CRA District 1 and improve neighborhood connectivity between downtown Jackson and the University of Memphis Lambuth campus. Mr. Alexander further stated that in the last six years, they have built 36 new single family homes in CRA District 1, adding a value of over \$7,000,000 to the neighborhood, and they have plenty of vacant lots in the area to build more new homes. Mr. Alexander also stated that CRA District 1 was nominated for three awards by the Tennessee Housing Development Agency (THDA) for their revitalization efforts – an Impact Award, Neighborhood Revitalization Award, and a Leadership Award. Brian James of Healthy Community, LLC stated that 33 dilapidated houses have been demolished in CRA District 1 for affordable housing development through a grant with the THDA Blight Elimination Program. Mr. James also stated that another program they have is the Tennessee Renovation Loan Program which is used to assist low income, elderly and military veteran homeowners with roofing, electrical, plumbing repairs and with energy improvements.

Stan Pilant, City Planner, stated that revitalization efforts in CRA District 2 include the following:

- Leasing all of the suites in the shopping center on Whitehall Street;
- Working to find an occupant for the former Huddle House Restaurant location;
- Partnering with Omega Psi Phi Fraternity to establish a Community Center on Hays Avenue (in Dr. Wright's old dental office); and
- Investing in a new Hub Club facility in District 2 which will serve the youth in the community.

Mr. Pilant also stated that it is his understanding that the CRA District 2 Master Developer is working on a project that involves 40 acres for a future single residential area next to the Forest Hills Subdivision. Councilmember Dodd commended the Master Developers for their hard work. Councilmember Buchanan stated that the U.S. Census will be coming up next year and it is essential and important that the City begin to build up the East Jackson area with respect to residential housing.

Patti Pickler, director of the Southwest Tennessee Community Development Corporation at Southwest Human Resource Agency, gave an update on the Whitehall Street Project and Southern Street Project that her agency is working on with respect to the homes they have already built and sold and on future affordable home constructions in East Jackson.

Andrea Hudgins, executive director of Habitat for Humanity, stated that her agency has been around since 1986 and has invested approximately 4.2 million dollars in residential affordable housing in Jackson with hundreds of thousands of dollars put back on the tax rolls. Ms. Hudgins thanked Mayor Gist for attending their 103rd ground breaking ceremony in their Habitat Meadow Subdivision on East College Street in Jackson and stated that they will be constructing their 104th house on Hale Street in Jackson. Ms. Hudgins also stated that her agency is working on serving senior homeowners to help them with minor repairs in their homes.

Harold Nance, executive director of Jonah Affordable Housing in Jackson, stated that his agency is in the rental business that serves four counties. Mr. Nance further stated that the last two dwellings they constructed in Jackson, with the assistance of Federal Home Loan Bank, were duplexes aimed towards individuals 60 years of age and older. Mr. Nance also stated that they have 26 rental units in Jackson and their goal is to try to do a \$1,300,000 campaign over the next two years using more than half of those funds in Jackson.

Councilmember Buchanan thanked Ms. Pickler, Ms. Hudgins and Mr. Nance for coming to the meeting. Councilmember Buchanan advised that there are 188 private vacant lots and 114 City and County vacant lots in East Jackson, 302 vacant lots altogether, and urged Ms. Pickler, Ms. Hudgins and Mr. Nance to use the vacant lots for housing development.

Mark Reid, executive director of the Jackson Housing Authority, and Latonya Fason of the Jackson Housing Authority Community Development Office, gave an update on Community Development Block Grant (CDBG) funds and HOME funds that they administer. Ms. Fason reported that over the last five years, the Jackson Housing Community Development Program has spent approximately \$1,500,000 in CDBG funds and HOME funds on affordable housing which includes acquisition of properties, home rehabilitation, new construction and down payment assistance for first time homebuyers. Ms. Fason also reported that they provided CDBG funding and Neighborhood Stabilization Program (NSP) Funding for CRA Districts 1 and 2. Mr. Reid stated that the Jackson Housing Authority own and or operate 1,032 low income rental units in Jackson and administer 1,450 Section 8 vouchers. Mr. Reid further stated that the Jackson Housing Authority is currently in the process of attempting to increase the number of modern affordable housing units in Jackson and replace obsolete housing units at Lincoln Courts and Allenton Heights. Mr. Reid then stated that during the 2018 fiscal year, the Jackson

Housing Authority renovated 31 units at the Kingfield South Apartment Complex on North Royal Street and added 10 new housing units to that site. Mr. Reid also stated that the Jackson Housing Authority added another housing complex of one and two bedroom units adjacent to the Kingfield South Apartment Complex which they call Kingfield North.

Jackson-Madison County NAACP President, Harrell Carter requested that the Mayor and City Council consider donating City property located at the intersection of West Lafayette Street and West Main Street, south of the abandoned L & N Railroad tracks, to the Jackson-Madison County NAACP for use as an historical landmark.

This being the time and place advertised for a public hearing to consider an Ordinance to rezone property located at 2192 Hollywood Drive from B-5 (Highway Business) District to A-O (Agriculture and Open Land) District, comprising .427± acres, submitted by David Bailey on behalf of Leroy Johnson Trust, Mayor Gist declared the public hearing open. Mayor Gist then asked if there was anyone present who wished to speak in opposition to or in support of the passage of the ordinance. There being no one present to speak in opposition to or in support of the passage of the ordinance, Mayor Gist declared the public hearing closed. On the motion of Councilmember Dodd, seconded by Councilmember Foote, the Ordinance was approved on first reading. (Councilmember Rahm left the meeting before the City Council voted on this ordinance and was absent for the remainder of the meeting.)

On the motion of Councilmember Buchanan, seconded by Councilmember Dodd, the following revisions to the Refuse and Trash Disposal Ordinance were approved on first reading (a public hearing was held on this ordinance):

17-101(12). “Trash and bulky waste.” Loose brush, loose limbs, furniture, appliances, large machines, construction material and similar items. Professional tree trimmers, landlords, and contractors will be required by city ordinance to pick up their own trash and bulky waste and dispose of same in

accordance with city ordinance.” *Jackson, Tennessee Municipal Code, §17-101 (12)*.

17-103. Collection – to be made by city; exception. All garbage and/or refuse, trash and bulky waste shall be collected, conveyed and disposed of by the city. The city may contract for the collection of such garbage and/or refuse and trash and bulky waste or any part thereof. No person shall convey over any of the streets or alleys of the city, or dispose of any refuse accumulated in the city, except as noted hereafter:

(1) Exception for actual producers. This chapter shall not prohibit the actual producer of garbage, refuse, trash or bulky waste, the employees of the actual producer, or the owners or legal occupants of the premises upon which the garbage, refuse, trash, or bulky waste has accumulated, from personally collecting, conveying and disposing of same. The actual producer of the waste, the employees of the actual producer, and the owners or legal occupants of the premises may personally transfer such garbage, refuse, trash or bulky waste and dispose of same in the city landfill. *Jackson, Tennessee Municipal Code, §17-103*.

17-105 (4). Construction garbage and refuse. Quantities of garbage and refuse materials resulting from the repair, excavation, construction or destruction of buildings, such as, but not limited to, broken concrete, dirt, sand, gravel, trees, tree limbs, woolen wastes or any other non-putrescible materials, shall be removed and disposed of by the licensed contractor who has a permit to perform the construction work, the employees of the licensed contractor, or the property owner or legal occupant of the property by a method allowable under this Ordinance. *Jackson, Tennessee Municipal Code, §17-105(4)*.

On the motion of Councilmember Cisco, seconded by Councilmember Brooks, an Ordinance to annex and an Ordinance to zone an area referred to as “Emerald Breeze,” generally located at the northeast quadrant of Cooper Anderson Road, Broad Meadow Drive and East University Parkway, comprising 1.3 acres, more or less, was approved on second reading. The proposed zoning for this annexation area is RS-1/PRD (Single Family Residential/Planned Residential Development) District.

On the motion of Councilmember Buchanan, seconded by Councilmember Brooks, an Ordinance to rezone property at the northeast quadrant of Cooper Anderson Road, Broad Meadow Drive and East University Parkway, from RS-1 (Single Family Residential) District to RS-1/PRD (Single Family Residential/Planned Residential Development) District, comprising 1.03 acres, more or less, was approved on second reading.

On the motion of Councilmember Cisco, seconded by Councilmember Dodd, a contract with Herron Construction Company in the amount of \$1,322,362.00 for the construction of the Jackson Animal Care Center was approved. Dr. Vicki Lake of the West Tennessee Healthcare Foundation stated that the foundation recently received a donation in the amount of \$100,000; the donor stipulated \$50,000 now, which the City now has, and \$50,000 upon completion of the Jackson Animal Care Center. Susan White, City of Jackson Purchasing Director, stated that the contract amount includes the \$100,000 donation that the West Tennessee Healthcare Foundation received and the \$50,000 donation that the City received from Waste Management. Karen Byers, director of West Tennessee Spay Neuter, expressed opposition to the construction of an animal care center in Jackson.

On the motion of Councilmember Buchanan, seconded by Councilmember Cisco, a contract with Southwest Tennessee Development District to provide grant administration activities related to the City of Jackson 2019 InvestPrep Program through Tennessee

Valley Authority was approved. (Councilmember Dodd left the meeting before the City Council voted on the item and was absent for the remainder of the meeting.)

On the motion of Councilmember Cisco, seconded by Councilmember Foote, a contract with Southwest Tennessee Development District to provide grant administration activities related to the City of Jackson 2019 Site Development Grant through the State of Tennessee Department of Economic and Community Development was approved.

On the motion of Councilmember Wallace, seconded by Councilmember Foote, a Resolution to enter into a contract with the Tennessee Department of Transportation for an industrial access road to connect to State Highway 223 was approved.

On the motion of Councilmember Cisco, seconded by Councilmember Brooks, the re-appointment of Danny Wheeler to the West Tennessee Healthcare Board was approved.

On the motion of Councilmember Cisco, seconded by Councilmember Bray, the re-appointment of Ellen Deming to the Vicious Dog Committee was approved.

On the motion of Councilmember Foote, seconded by Councilmember Wallace, the re-appointment of Wayne Arnold to the Jackson-Madison County Historic Zoning Commission was approved.

On the motion of Councilmember Foote, seconded by Councilmember Cisco, the re-appointments of Jerry Gay, Lyda Kay Feree, Glenda Baker and Glenn Fesmire to the Ned McWherter West Tennessee Cultural Arts Center Board were approved.

On the motion of Councilmember Foote, seconded by Councilmember Wallace, the re-appointment of Sherry Taylor to the Keep Jackson Beautiful Commission was approved.

On the motion of Councilmember Foote, seconded by Councilmember Wallace, the re-appointments of David Haltom and Hal Crocker to the Code Advisory and Appeals Board were approved.

On the motion of Councilmember Buchanan, seconded by Councilmember Cisco, the re-appointments of Donna Hill, Lovell Hayes and Richard Donnell to the Jackson Transit Authority Board were approved.

On the motion of Councilmember Brooks, seconded by Councilmember Wallace, the appointment of Reggie Smith and the re-appointment of Virginia Williamson to the Jackson-Madison County Equalization Board were approved.

On the motion of Councilmember Bray, seconded by Councilmember Cisco, the payment of invoices over \$10,000 was approved.

There being no further business, the meeting was adjourned.

JERRY GIST, MAYOR